

## Austin TX (Property Owner/Mgmt)

### Overview

This company is a local leader in the Austin TX multi-family housing market that owns and manages a portfolio of 14 properties (3,522 units) in or near Austin. Most of the properties are geographically close and serve consumers with similar demographics.

### The Need

The client needed to enhance their resident screening process to reduce application fraud and comply with Red Flag Rules. Their properties were having a problem with applicants misrepresenting or omitting previous addresses which allowed bad renters to move among their properties.

- Verify previous addresses shown on application
- Provide additional addresses and comply with Red Flag Rules
- Confirm SSNs and name variations to enhance criminal and eviction searches

### The Expectation

The client anticipated AUCC information would simplify Red Flag Rules compliance and enhance rental history verification to help protect them from admitting undesirable renters into their communities.

- Identify undisclosed previous addresses
- Confirm SSN and provide name variations
- Red Flag Rules compliance

### Outcome

One report delivered May 2009 provided 16 previous addresses.

- 1<sup>st</sup> address provided on the Authentication Cross Check Report cleared the address discrepancy alert and allowed the property to comply with Red Flag Rules.
- 7<sup>th</sup> address provided on the Authentication Cross Check Report revealed residency at another client-owned property and the collection was paid in full.

Property Owner  
Management Firm

Their Need:  
Verify applicants'  
previous addresses

Our Solution Product:  
Authentication Cross  
Check Report (AUCC)

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